

061.A

0009

0009.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

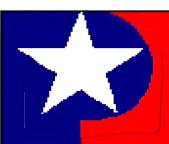
267,900 / 267,900

USE VALUE:

267,900 / 267,900

ASSESSED:

267,900 / 267,900


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Owner 1:	MAC INNES PATRICIA	Unit #:	19
Owner 2:			
Owner 3:			

Street 1: 32 ST CATHERINE RD

Street 2:

Twn/City: NORWOOD

St/Prov: MA	Cntry	Own Occ: N
Postal: 02062		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 664 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	267,900			267,900		127936
							GIS Ref
							GIS Ref
							Insp Date
							10/25/17

Entered Lot Size

Total Land:

Land Unit Type:

!5427!

USER DEFINED

Prior Id # 1:	127936
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	02:10:43
LAST REV Date	Time
10/25/17	11:42:37
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	267,900	0	.	267,900		Year end	12/23/2021	
2021	102	FV	264,200	0	.	264,200		Year End Roll	12/10/2020	
2020	102	FV	256,600	0	.	256,600	256,600	Year End Roll	12/18/2019	
2019	102	FV	234,000	0	.	234,000	234,000	Year End Roll	1/3/2019	
2018	102	FV	193,200	0	.	193,200	193,200	Year End Roll	12/20/2017	
2017	102	FV	179,700	0	.	179,700	179,700	Year End Roll	1/3/2017	
2016	102	FV	176,100	0	.	176,100	176,100	Year End	1/4/2016	
2015	102	FV	154,700	0	.	154,700	154,700	Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14915-172		3/1/1983		49,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/25/2017								
5/6/2000								

ACTIVITY INFORMATION

Date	Result	By	Name
Measured		DGM	D Mann
		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 9.															
Sty Ht: 1	- 1 Story			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1	- Concrete			A 3QBth:	Rating:																		
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average																		
Prime Wall: 7	- Brick			A HBth:	Rating:																		
Sec Wall:				OthrFix:	Rating:																		
Roof Struct: 2	- Hip			OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1															
Color: BRICK				A Kits:	Rating:																		
View / Desir: 3RD - 3RD FLOOR				Frl: 0	Rating: Average																		
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: C	- Average			CONDO INFORMATION																			
Year Blt: 1962	Eff Yr Blt:			Location: R	- Rear																		
Alt LUC:	Alt %:			Total Units:																			
Jurisdict:	Fact: .			Floor: 3	- 3rd Floor			REMODELING				RES BREAKDOWN											
Const Mod:				% Own: 0.657700002				Exterior:	No Unit	RMS	BRS	FL											
Lump Sum Adj:				Name: 9 - 6021				Interior:	1	4	2	0											
INTERIOR INFORMATION				DEPRECIATION				Additions:															
Avg Ht/FL: STD				Phys Cond: AV	- Average			Kitchen:															
Prim Int Wal: 2	- Plaster			Functional:				Baths:															
Sec Int Wall:				Economic:				Plumbing:															
Partition: T	- Typical			Special:				Electric:															
Prim Floors: 4	- Carpet			Override:				Heating:															
Sec Floors:				Total: 30.6	%			General:															
Bsmnt Flr:				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
Subfloor:				Basic \$ / SQ: 325.00				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten	
Bsmnt Gar:				Size Adj: 1.40361452								GLA	Gross Liv Ar	664	532.150	353,348							
Electric: 3	- Typical			Const Adj: 1.16654992																			
Insulation: 2	- Typical			Adj \$ / SQ: 532.151																			
Int vs Ext: S				Other Features: 32732																			
Heat Fuel: 1	- Oil			Grade Factor: 1.00																			
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100				LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 386080																			
% Com Wal	% Sprinkled			Depreciation: 118141																			
				Depreciated Total: 267940																			
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:						
SPEC FEATURES/YARD ITEMS																PARCEL ID 061.A-0009-0009.0							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N	Total Yard Items:				Total Special Features:									Total:									

